

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, SEPTEMBER 27, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, SEPTEMBER 27, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 086/16 – Request by MELPOMENE OAK, LLC for a Conditional Use to allow a parking lot (principal use) in an MU-1 Medium Intensity Mixed-Use District and a CPC Character Preservation Corridor Design Overlay District on Square 194, Lots 1 or 1A, 26 or 2B, 7A and a common alley in the Third Municipal District, bounded by Saint Charles Avenue and Melpomene, Prytania and Terpsicore Streets. The municipal addresses are 1500-1508 SAINT CHARLES AVENUE AND 1534 MELPOMENE STREET. (PD 2) (TA) (DEFERRED FROM THE AUGUST 23, 2016 CITY PLANNING COMMISSION MEETING)**
- 2. 2017-2021 CAPITAL IMPROVEMENT PLAN (CIP) –DRAFT – To consider the draft plan for recommended capital expenditures for the five year period from 2017 through 2021. (LM) (DEFERRED FROM THE SEPTEMBER 13, 2016 CITY PLANNING COMMISSION MEETING)**
- 3. Consideration of creation of the Mid-City Local Historic District and Parkview Local Historic District as proposed by the Historic Preservation Study Committee. (SL/BD) (PREVIOUS PUBLIC HEARING AT THE AUGUST 23, 2016 CITY PLANING COMMISSION MEETING)**

4. Consideration of the creation of the Uptown Local Historic District and Carrollton Local Historic District as proposed by the Historic Preservation Study Committee. **(SL/BD) (PREVIOUS PUBLIC HEARING AT THE AUGUST 23, 2016 CITY PLANING COMMISSION MEETING)**

B. NEW BUSINESS:

5. **ZONING DOCKET 095/16** – Request by LOC V. NGUYEN AND NGOC-LOI T. TRINH for a Conditional Use to permit retail sales of packaged alcoholic beverages at a retail store in a C-1 General Commercial District, ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District and a CT Corridor Transformation Design Overlay District, on an undesignated square, Lee-Michoud Hiway Units Subdivision, Lot 42, in the Third Municipal District, bounded by Chef Menteur Highway, Alcee Fortier Boulevard, and Old Gentilly Road. The municipal address is 14400 CHEF MENTEUR HIGHWAY. (PD 10) **(NK)**
6. **ZONING DOCKET 096/16** – Request by BURK PROPERTY INVESTMENTS, LLC for a Conditional Use to permit a multi-family dwelling in an HMR-3 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District on Square 135, Lot 10 or 11, in the Third Municipal District, bounded by Pauline, Royal, Independence and Chartres Streets. The municipal addresses are 638-640 PAULINE STREET AND 3720 ROYAL STREET. (PD 7) **(NJ)**
7. **ZONING DOCKET 097/16** – Request by XAVIER UNIVERSITY OF LOUISIANA for a Zoning Change from an HU-MU Historic Urban Neighborhood Mixed-Use District to an EC Educational Campus District on Square 697, Lot 12 and Lots 1, 3, 4, 13, and 14 or Lots 1, 3, 4, 13, and an undesignated lot (bounded by South Genois Street, Washington Avenue, Euphrosine Street, South Clark Street, and Calliope Street); on Squares 526 and 720, two undesignated lots (bounded by Washington Avenue, South Genois Street, and Euphrosine Street); Square 585, Lot 10 (bounded by Washington Avenue, and Pine, Stroelitz, and Lowerline Streets); Lot 2 or Lots 2-A and 2-B and Lot R or R-2 and an undesignated lot on Square 546, Lot M on Square 545, undesignated former railroad right-of-way, and Lots 1 through 9, 13, and an undesignated lot on Square 543 (all of which are generally bounded by Edinburg Street, Short Street, Palm Street, and Lowerline Street); and Square 5A or Square 5 and a portion of former railroad property (bounded by Edinburg Street, Pine Street, Palm Street, and Broadway Street), all of which are in the Sixth Municipal District. The municipal addresses are 1064 GENOIS STREET, 1045 GENOIS STREET, 1111 CLARK STREET, 4801 WASHINGTON AVENUE, 7336-7338 WASHINGTON AVENUE, 3701-3703 LOWERLINE STREET, 7801-7933 EDINBURGH STREET, 3501-3525 SHORT STREET, 7900 PALM STREET, 3536 LOWERLINE STREET, 3518 BROADWAY STREET, 7231 EDINBURGH

STREET, AND 3527-3599 PINE STREET. (PD 4) (LM)

8. **ZONING DOCKET 098/16** – Request by RACETRAC PETROLEUM INC. for a Conditional Use to permit retail sales of packaged alcoholic beverages in a gas station in a C-2 Auto-Oriented Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, and the rescission of Ordinance No. 12,672 MCS (Zoning Docket 047/88) on an undesignated square, Parcel 1, Prosper Marigny and Cazelar Plantations, in the Fifth Municipal District, bounded by General DeGaulle Drive, Westpark Drive, Westbend Parkway, and Cypress Acres Drives. The municipal addresses are 3500-3510 GENERALEAL DE GAULLE DRIVE. (PD 12) (SK)
9. **ZONING DOCKET 099/16** – Request by CITY COUNCIL MOTION NO. M-16-326 for a Text Amendment to the Comprehensive Zoning Ordinance (CZO) to adopt the City Planning Commission staff recommendations as reflected in their Neighborhood Participation Program (NPP) 2016 study dated April 5, 2016. (KB)
10. **DESIGN REVIEW 093/16** – Request by LOYOLA UNIVERSITY NEW ORLEANS for consideration of its Institutional Master Plan for its Main Campus (generally bounded by Saint Charles Avenue, Calhoun Street, Freret Street, and Tulane Univeristy) and its Broadway Campus (generally bounded by Saint Charles Avenue, Broadway Street, Lowerline Street, and Benjamin Street). The primary municipal address is 6363 SAINT CHARLES AVENUE. There are multiple other municipal addresses. (PD 3) (BD)
11. **DESIGN REVIEW 094/16** – Request by XAVIER UNIVERSITY OF LOUISIANA for consideration of its Institutional Master Plan for its Main Campus (generally bounded by South Carrollton Avenue, Howard Avenue, Interstate 10, Drexel Drive, Washington Avenue, South Cortez Street, Dixon Street, and South Telemachus Street), its South Campus (generally bounded by Howard Avenue, Interstate 10, South Genois Street, Drexel Drive, and South Jefferson Davis Parkway), and its West Campus (generally bounded by Washington Avenue, Short Street, Palm Street, Lowerline Stret, Edinburgh Street, Pine Street, Broadway Street, and Stroelitz Street). The primary municipal address is 1 DREXEL DRIVE. There are multiple other municipal addresses. (PD 4) (LM)
12. **DESIGN REVIEW 095/16** – Request by DILLARD UNIVERSITY for consideration of its Institutional Master Plan for its campus (generally bounded by Gentilly Boulevard, the London Avenue Canal, the City of New Orleans, Department of Parks and Parkways campus, and Warrington Drive). The primary municipal address is 2601 GENTILLY BOULEVARD. There are multiple other municipal addresses. (PD 6) (CB)

13. **DESIGN REVIEW 096/16** – Request by TULANE UNIVERSITY for consideration of its Institutional Master Plan for its Uptown Campus (generally bounded by Saint Charles Avenue, Loyola University New Orleans, Calhoun Street, South Claiborne Avenue, Audubon Boulevard, Willow Street, Broadway Street, Zimpel Street, Audubon Street, Freret Street, and Audubon Place). The primary municipal address is 6823 SAINT CHARLES AVENUE. There are multiple other municipal addresses. (PD 3) (TA)
14. **DESIGN REVIEW 097/16** – Request by CHILDREN’S HOSPITAL for consideration of its Institutional Master Plan for its campus (generally bounded by Tchoupitoulas Street, State Street, the Mississippi River, and Audubon Park). The primary municipal address is 200 HENRY CLAY AVENUE. There are multiple other municipal addresses. (PD 3) (SL)
15. **SUDIVISION DOCKET 105/16** - Request by THOMAS R. LEBLANC, JR. to re-subdivide Lot 2-B into Lots 2B1, 2B2, and 2B3, Square 427, in the Sixth Municipal District, bounded by Louisiana Avenue, Carondelet Street, Delachaise Street, and Baronne Street. The municipal address is 1700 LOUISIANA AVENUE. (PD 2) (TA)
16. **SUDIVISION DOCKET 106/16** - Request by 515 TOULOUSE, LLC to re-subdivide Lots 6, 7, 10, 11, 12, 16, A, and B into Lot 6-A, Square 26, in the Second Municipal District, bounded by Toulouse, Chartres, Wilkinson, and Decatur Streets. The municipal addresses are 515-531 TOULOUSE STREET. (PD 1b) (BN)
17. **SUDIVISION DOCKET 107/16** - Request by JOSEPH C. PACIERA, TONI PACIERA, AND JOSEPH J. PACIERA, JR. to re-subdivide Lots 11, 12, and 13 into Lot 12A, Square 8, in the Second Municipal District, bounded by Conti, North Peters, Bienville, and Decatur Streets. The municipal address is 336 DECATUR STREET. (PD 1b) (BN)
18. **SUDIVISION DOCKET 108/16** - Request by DARRIN L. CHAMPAGNE. to re-subdivide Lot E into Lots E1 and E2, Square 43, in the Fifth Municipal District, bounded by Delaronde Street, Elmira Street, Patterson Street, and Pacific Avenue. The municipal address is 920 DELARONDE STREET. (PD 1b) (KB)

C. OTHER BUSINESS:

19. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

OTHER MATTERS:

- A. Adoption of minutes of the September 13, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk